

## **DEVELOPMENT SERVICES DEPARTMENT**

### **QUARTERLY PROJECT STATUS REPORT**

**June 6, 2017**

#### **CITY PROJECTS:**

##### **Lemon Grove Avenue Realignment Project**

General Location: west of Lemon Grove Avenue, between State Route 94 and North Avenue

This capital improvements project will realign Lemon Grove Avenue from the SR-94 eastbound exit ramp to North Avenue. The project consists of grading, roadway modifications to the off-ramp, installation of curb, gutter, sidewalks and driveways, new street lighting, new traffic signals, traffic signing and striping, landscaping and irrigation, railroad signaling and grade crossing improvements, railroad overhead contact system modifications, and pavement restoration.

Status: On June 21, 2016 City Council approved a resolution awarding Contract No. 2016-16 (Lemon Grove Realignment Project) to West Coast General Corporation for the construction of the project. The contractor began work on the project but the work stalled as a result of last winter's frequent rain storms. After the rains stopped, work resumed and has progressed to the point where existing utility infrastructure is ready to be placed underground. Efforts towards utility undergrounding are under discussion. Once an option has been selected, utility undergrounding will commence. The project is expected to be complete in October of 2017.

##### **Connect Main Street Project**

General Location: west of the San Diego Orange Line and along Main Street, between Broadway and Massachusetts Avenue then east of the residences along San Altos Place

The project is an approximate two-mile-long corridor adjacent to the Orange Line of the MTS trolley system that runs from Broadway to the south end of the City and includes walking and biking paths and park-related activity areas.

Status: On September 20, 2016 City Council approved a professional services agreement with Michael Baker International to prepare the full construction drawings for a portion of the accepted short-term plan for the project segment between Broadway and Central Ave. The project segment generally consists of a sidewalk expansion and street improvement project with preparations for landscape and lighting. In February, the City received bids and awarded a contract to New Century Construction for construction of the segment of the project between Broadway and Civic Center Park. Work on that segment of the project is almost complete. Staff anticipates completion of the segment no later than the end of June, 2017. City staff is currently working on grant funding to construct additional segments of the project.

On October 18, 2016, City Council approved a resolution approving General Plan Amendment GPA-140-0002, amending the General Plan Community Development Element, including the Land Use Plan, creating a new Special Treatment Area (STA IX) for the Connect Main Street project.

## **RESIDENTIAL PROJECTS:**

### **Celsius 1; TM0060/PDP14-0002**

Location: 100 Citronica Lane; south side of North Avenue, between Olive Street and Lemon Grove Avenue

Zone: Transit Mixed-Use

Project Area: 49,650 square feet

This project was approved in 2014. It authorizes construction of 84 market-rate condominium units in two separate four story buildings. The development includes 45 one-bedroom units, 36 two-bedroom units, and three three-bedroom units. Common open space is provided by a 2,200 square foot upper story outdoor patio with barbecue area, and a 650 square foot fitness room. Each unit has a private balcony with an average area of 60 square feet.

Status: The Celsius project is nearly complete. Staff has issued a temporary certificate of occupancy and there are only two remaining requirements before a final certificate of occupancy can be issued: 1) the project requires Knox Key Overrides on gates, to ensure access for emergency response personnel and equipment, and 2) the developer must provide redline construction as-built plans to the Engineering Division.

### **Vista Azul; TM0-000-0062/PDP-150-0003/GPA15-0003/ZA15-0004**

Location: Southwest corner of Palm Street and Camino De Las Palmas

Zone: Residential Medium

Project Area: 89,887 square feet (2.06 acres)

This project includes a general plan amendment and zone reclassification request. The project includes 20 new homes with two active-use private parks and private fenced yards for each unit. The unit mix includes 14 detached single-family homes around the project perimeter, with three twin-homes (six units) clustered near the center of the project site. All proposed homes have three bedrooms and two and one-half or three bathrooms. The detached two and three-story single-family homes range in size from 1,836 square feet to 2,079 square feet exclusive of two-car attached garages. The proposed three-story twin-homes range in size from 1,906 square feet to 1,925 square feet. The detached homes each have a private rear/side yards ranging from approximately 425 square feet to 750 square feet. The proposed twin-homes each have private rear/side yards ranging from approximately 125 square feet to 450 square feet. All of the proposed units include private ground-floor patios, and all of the three-story units include private outdoor decks on the second or second and third floors.

The project includes a 4,819 square foot park with turf surrounded by a pedestrian path and landscaping. There is an additional 3,256 square foot playground park proposed adjacent to the Palm Street cul-de-sac.

Status: The project was conditionally approved by the City Council on October 4, 2016. The lot is currently vacant and for-sale and no grading and improvement plans have been submitted.

**Mallard Court Homes; TM0-000-0061/PDP-150-0002**

Location: 6800 Mallard Street; west of 69<sup>th</sup> Street and north of Mallard Street

Zone: Residential Low/Medium

Project Area: 69,260 square feet (1.59 acres)

This project includes 12 new two-story single-family residences, common open space, pedestrian paths, all-ages play equipment, landscaping, and related site improvements. There are two floor plans. Floor Plan 1 provides 1,430 square feet of living area, including three bedrooms and two and one-half bathrooms, and a 479 square foot two-car garage/laundry area. Floor Plan 2 provides 1,619 square feet of living area with either three bedrooms plus a loft area or four bedrooms and two and one-half bathrooms, and a 446 square foot two-car garage/laundry area. Moreover, each house includes a private rear/side yard ranging from 759 to 2,248 square feet.

Open space at the project includes a 15,254 square foot common lot with bioretention basins surrounded by pedestrian paths with benches, lighting and an all-ages play area.

Status: The lot is currently vacant. The project was conditionally approved by the City Council on April 19, 2016. Grading permits are ready to issue and the final map is ready for recordation pending the provision of security bonds by the developer and recordation of maintenance agreements.

**Dain Drive Subdivision; TM0-000-0063/PDP-160-0001**

Location: 1993 Dain Drive; south of Ildica Street and west of Dain Drive

Zone: Residential Low/Medium

Project Area: 159,731 square feet (3.67 acres)

This project proposes 13 new single-family homes in a common-interest residential development. The project includes two common lots for a private street and a private park. The proposal also includes the construction of a small public park on City-owned right-of-way, located just north of the project site and on the south side of Ildica Street.

There are two proposed floor plans, each is for a two-story house with four bedrooms and an attached garage. One floor plan provides three and one-half bathrooms and 2,755 square feet of habitable space exclusive of the garage. The other plan provides four bathrooms and 2,583 square feet of habitable space exclusive of the garage.

Status: The lot is currently developed with a single-family home, a guest house, and residential accessory structures which will be demolished. Council approved the project on April 4, 2017. Staff has filed the CEQA Notice of Determination for the project with the State Clearinghouse and the next step is for the developer to submit plans for grading and improvement permits and record the final map.

**Cascio Court; TM0047/PDP04-002/VA06-001**

Location: 8137 Cascio Court; south side of Cascio Court, south of State Route 94 and north of Lemon Grove Way

Zone: Residential Medium/High

Project Area: 31,799 square feet (0.73 acres)

This project was approved in 2009. It consists of the construction of a 12-unit condominium project in a common-interest subdivision with a variance. The variance approved reduced setback and open space requirements for the project.

The approved condominiums are each two bedroom, two and one-half bathroom units with attached two-car garages. The project provides 4,100 square feet of useable open space, including a 1,500 square foot landscaped common area on the roof of a carport, and an additional 1,600 square feet of private open space consisting of private ground floor patios for the condominiums.

Status: The lot is currently vacant. The final map was recorded and grading began at the site. However, during grading, large boulders were unearthed and resulted in the need to re-design retaining walls. The re-designed retaining walls have now been constructed and the building pads have been graded. The developer has submitted plans for building permits which corrections have been provided to the applicant.

**Golden Avenue Row Homes; TM0055M/PDP06-013M**

Location: 8150 Golden Avenue; northwest corner of Golden Avenue and Washington Street

Zone: Residential Medium/High

Project Area: 32,670 square feet (0.75 acres)

This project was originally approved in 2007, and modifications were approved by City Council in 2014. The project authorizes the construction of 22 market-rate condominiums and a private park on an undeveloped 0.75 acre project site in a common-interest subdivision.

The condominiums are attached, two-story, three-bedroom, two and one-half bathroom, dwelling units with two-car attached garages. Each unit has 1,834 square feet of habitable space, excluding the garage. Approximately 1,300 square feet of useable open space will be provided in a common area improved with a sand tot lot, play equipment, a picnic table, three barbeque grills, and an open grass play area. Moreover, each of the condominiums includes a private balcony on the second floor.

Status: The lot is currently vacant. A final map was recorded for the project and a grading permit was issued. Grading work began at the project site but was discontinued in the spring of 2016 prior to completion. The developer had financing problems which stalled the project. The property has been resold and the new property owner is working with staff to complete the street improvements on Washington Street.

**Grove Lofts; PDP150-0001**

General Location: 8465 Broadway; south side of Broadway between Sweetwater Road and Fairway Drive

Zone: Residential Medium/High

Project Area: 22,215 square feet (0.51 acres)

This project was approved in 2015. It authorizes the construction of a 16-unit apartment complex on a vacant half-acre site in the Residential Medium/High Zone. The project was approved with density bonus incentives permitting minor deviations from setback, open space and vehicle parking requirements. The density bonus incentive requires that one of the units in the development be reserved for very low-income households.

The 16 approved units are all studio apartments. Two thousand and sixteen square feet of useable open space is provided within a common gathering area which includes a built-in gas barbeque grill, tables and benches. Additionally, each of the apartment units include a private 75 square foot balcony.

Status: The project is under construction. The foundations are in place and the buildings have been framed.

**North Side Commons; TM0053/PDP06-09**

Location: 8084 Lemon Grove Way

Zone: Residential Medium-High

Project Area: 20,348 square feet (0.47 acres)

The subject property is owned by the Lemon Grove Housing Authority and is located north of Lemon Grove Way, south of State Route 94, and northwest of Kunkel Park. In February of 2007, the City Council approved a planned development and tentative map for a 9 unit planned development project. In September 2014, the City and San Diego Community Land Trust (SDCLT) entered into a purchase option agreement for the eventual sale of the property. SDCLT requested to complete the project as entitled and submitted draft construction drawings in January 2016. A substantial conformance review was performed and it was determined that the proposed changes to the siding materials and roof lines did not substantially conform to the approved plans and a planned development permit modification was required. On March 16, 2016, the City Council conditionally approved a request to modify the elevations and floor plans for the project. On April 4, 2017, after two similar previous amendments, the City Council approved a third amendment to the option agreement with SDCLT. The amendment extends the date by which SDCLT must obtain final map approval and approval of building and site improvement plans to October 19, 2017 and it also extends the term of the purchase option with the City until March 22, 2018.

Status: The lot is currently vacant. Building permit, grading, and improvement plans and a draft final map were resubmitted to the City as a part of a second plan check and corrections were provided to the applicant for all submittals in March 2017. The project representative is preparing the final map document and the building, grading and improvement and storm water management plans for resubmittal.

## **TELECOMMUNICATION FACILITIES:**

### **Verizon Wireless Telecommunications Facilities; ZC1-600-0004**

Location: 3774 Grove Street; west of Grove Street and north of Lemon Grove Way

This project proposes a new Verizon Wireless communications facility to be located in a proposed cupola on an existing office building in the Heavy Commercial Zone. The proposed cupola would be compatible with the roof and the architectural style of the existing building. The project is deemed incomplete pending additional noise analysis of the proposed backup power generator. The project will not require City Council approval.

Status: The project is currently deemed incomplete. Staff received revised plans and a revised noise study on January 11, 2017. The noise study indicates that additional noise mitigation is required. Once the application is revised to include the required noise mitigation, staff anticipates approving the project with conditions. Building permits may be obtained once the zoning clearance is approved.

### **Verizon Wireless Co-location Project; ZC1-600-0005**

General Location: 1790 San Altos Place; south side of Massachusetts Avenue, between El Prado Avenue and San Altos Place

This project proposes the co-location of new wireless communication antennas on an existing, freestanding, faux-pine wireless communications tower located at the Massachusetts Avenue Trolley Station's auxiliary parking lot. The proposed project includes 12 new Verizon antenna panels to be mounted on the existing tower and a new equipment shelter. The new antennas will be covered with screening material designed to mimic the branches and needles of a living pine tree and to match the existing antennas. The proposed equipment shelter will match the existing one on-site. The City is unable to require a discretionary review for this co-location project because of the Spectrum Act (recent telecommunications legislation requiring jurisdictions to permit certain antenna improvements by-right).

Status: The application was approved with conditions on July 5, 2016 and staff is awaiting the submittal of building permit plans with supporting information.

## **NEW BUSINESS ACTIVITY:**

### **Ryan Brothers Coffee**

Location: 7801 Broadway; Southeast Corner of Broadway and Lemon Grove Avenue.

This new coffee shop has occupied the previous site of Starbucks Coffee at the southeast corner of Broadway and Lemon Grove Avenue. It began serving customers in the last week of May, 2017. The shop serves a variety of gourmet coffees, and teas, deli sandwiches, and breakfast items.

### **Lemon Grove Bakery**

Location: 3308 Main Street; West side of Main Street between Broadway and Pacific Avenue.

The site of the previous Lemon Grove Pastry Shop has been renovated by new bakery tenants (Lemon Grove Bakery). The tenant improvements are complete and the shop anticipates opening to walk-in customers no later than June, 2017. The shop will sell a variety of gourmet pastries, including cakes for all occasions.

### **Lemon Grove Neighborhood Market**

Location: 7770 Broadway; North side of Broadway between Lemon Grove Avenue and Olive Street.

The market building is currently vacant. Staff continues to receive inquiries including an inquiry about establishing a volume discount store (Dollar Store) at the site. However, no requests for a business license have been received.

### **Potential New Brewery (13 Point Brewing Company)**

Staff has been in conversations with representatives from 13 Point Brewing Company, who are looking for a site to open a new brewery. They are currently looking at two sites in Lemon Grove, but are also considering sites in La Mesa and Santee.

### **Smart and Final**

Location: 7117 Broadway; South side of Broadway, between Massachusetts Avenue and College Place.

The discount grocery and warehouse store ceased operations at its Lemon Grove location in early 2017. Staff has not received any viable inquiries on new prospective tenants.

Bank of America Property

Location: 7123-45 Lemon Grove Ave.; south of Sprouts Grocery Store

Over 7,000 sq. ft. of retail space is available on the subject property. Staff has not received any viable inquiries on new prospective tenants.

### **Solobee (Kaping, Inc.)**

Location: 7936 Lester Avenue; North side of Lester Avenue, between Lemon Grove Avenue and Grove Street.

Staff recently approved a business license for Solobee at the subject property located in the Retail Manufacturing Zone. Solobee manufactures decorative wood bee boxes for home gardeners. The company's stated mission is to provide habitat for solitary native bees. According to the company's Website, solitary native bees are a subspecies that does not produce honey, but which are 60 times more effective at pollination than honey bees. Moreover, the Website claims that most solitary native bees do not sting.